



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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July 1, 2008

IN REPLY PLEASE  
REFER TO FILE: B-2

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: FINDINGS AND ORDERS OF THE  
BUILDING REHABILITATION APPEALS BOARD  
IN THE UNINCORPORATED AREAS OF ACTON, LANCASTER,  
LITTLEROCK, AND PALMDALE  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

**SUBJECT**

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board which provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

**IT IS RECOMMENDED THAT YOUR BOARD:**

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

21528 East Avenue G, Lancaster, California 93535  
2611 Carrolos Street, Acton, California 93510  
5029 East Avenue I, Lancaster, California 93535  
41300 159th Street East, Lancaster, California 93535  
8611 East Avenue S-8, Littlerock, California 93543  
10205 East Palmdale Boulevard, Palmdale, California 93591  
3738 West Avenue N, Palmdale, California 93551

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8530 East Avenue T-8, Littlerock, California 93543  
10007 East Avenue S, Littlerock, California 93543

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the action is to provide for abatement of public nuisances through rehabilitation procedures. The Building Code provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs that we provide Service Excellence (Goal 1) and Community Services (Goal 6) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

### **FISCAL IMPACT/FINANCING**

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owners. Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Title 26 of the Los Angeles County Code, the Building Code, provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, your Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of

substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

**ADDRESS: 21528 East Avenue G, Lancaster, California 93535**

**Finding and Orders:** The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by June 27, 2008, the structure(s) be demolished, (b) that by June 27, 2008, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter, and (c) that by June 27, 2008, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial reduction in the enjoyment, use, or property values of such adjacent properties.
2. The building is dilapidated, apparently abandoned, and open and accessible to children and others.
3. The building exists as a fire hazard and a threat to public safety and welfare.
4. Doors and windows are missing.
5. Abandoned vehicles, buses, trailers, and other mobile equipment stored for unreasonable periods on the premises.
6. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment and junk.

**ADDRESS: 2611 Carrolos Street, Acton, California 93510**

**Finding and Orders:** The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by June 27, 2008, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by June 27, 2008, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial reduction in the enjoyment, use, or property values of such adjacent properties.
2. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
3. Trash, junk, lumber, tires, dead trees, and debris scattered about the premises.

**ADDRESS: 5029 East Avenue I, Lancaster, California 93535**

**Finding and Orders:** The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the structure(s) be maintained secured and (b) that by July 28, 2008, the structure(s) be repaired per noted defects, rebuilt to Code, or demolished. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial reduction in the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Fire Department.
3. Portions of the exterior wall covering are deteriorated.

4. Doors and windows are broken.
5. The detached utility sheds are in a state of disrepair.
6. Electrical service is noncomplying and damaged.
7. Electrical wiring is unsafe due to exposed conductors.
8. Junk and debris scattered about the premises.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

**ADDRESS: 41300 159th Street East, Lancaster, California 93535**

**Finding and Orders:** The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by June 27, 2008, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by June 27, 2008, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial reduction in the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, dead trees, weeds, plywood, and debris constituting an unsightly appearance.
3. Trash and junk scattered about the premises.
4. Trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
5. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 8611 East Avenue S-8, Littlerock, California 93543**

**Finding and Orders:** The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by June 27, 2008, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by June 27, 2008, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial reduction in the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance.
3. Trash and junk scattered about the premises.
4. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 10205 East Palmdale Boulevard, Palmdale, California 93591**

**Finding and Orders:** The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by June 27, 2008, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter, (b) that the structure(s) be maintained secured, and (c) that by July 28, 2008, the structure(s) be repaired per noted defects, rebuilt to Code, or demolished. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial reduction in the enjoyment, use, or property values of such adjacent properties.

2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Fire Department.
3. Doors and windows are broken.
4. The interior wall covering is damaged.
5. Electrical service is damaged and unsafe.
6. The dwelling lacks hot and cold running water to the required plumbing fixtures.
7. The dwelling lacks a lavatory, bath facility, and kitchen sink.
8. Trash, junk, and debris scattered about the premises.

Portions of the interior of the building were not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

**ADDRESS: 3738 West Avenue N, Palmdale, California 93551**

**Finding and Orders:** The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the structure(s) be maintained secured and (b) that by July 28, 2008, the structure(s) be repaired per noted defects.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial reduction in the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Fire Department.
3. Doors and windows are broken.
4. Trash, junk, and debris scattered about the premises.
5. The swimming pool contains stagnant water.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

**ADDRESS: 8530 East Avenue T-8, Littlerock, California 93543**

**Finding and Orders:** The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by June 27, 2008, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by June 27, 2008, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial reduction in the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance.
3. Attractive nuisances in the form of abandoned or broken equipment and neglected machinery.
4. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
5. Miscellaneous articles of personal property scattered about the premises.
6. Trash and junk scattered about the premises.
7. Trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
8. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.



**ADDRESS: 10007 East Avenue S, Littlerock, California 93543**

**Finding and Orders:** The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by June 27, 2008, the property be cleared of all excessive vegetation and maintained cleared thereafter, (b) that the structure(s) be maintained secured, and (c) that by July 28, 2008, the structure(s) be repaired per noted defects or rebuilt to Code.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial reduction in the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Fire Department.
3. Doors and windows are broken.
4. The interior walls are damaged.
5. Electrical wiring is unsafe due to exposed conductors.
6. The water heater is missing.
7. Overgrown vegetation and weeds, household equipment, and debris constituting an unsightly appearance.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

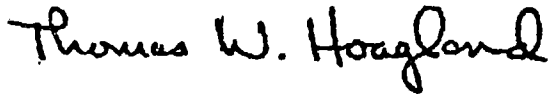
**CONCLUSION**

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

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July 1, 2008  
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Please return one adopted copy of this letter to Department of Public Works, Building and Safety Division.

Respectfully submitted,

A handwritten signature in black ink that reads "Thomas W. Hoagland". The signature is written in a cursive, flowing style.

DEAN D. EFSTATHIOU  
Acting Director of Public Works

ICP:pc

cc: Chief Executive Office  
County Counsel